

APR 18 1952 10 A.M. 358  
**LEASE AGREEMENT**

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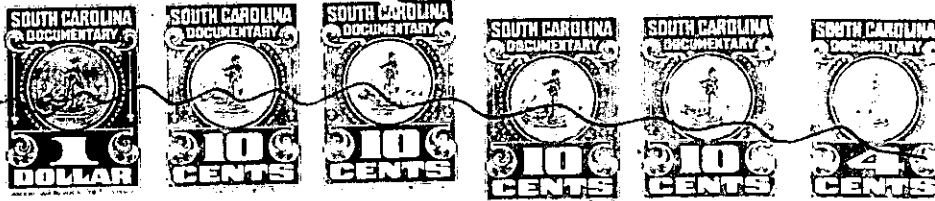
THIS AGREEMENT, made this 19th day of February, 1952,  
between Nannie C. Pinson  
of Greenville County, South Carolina

hereinafter referred to as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio Corporation, hereinafter referred to as Lessee,

WITNESSETH:

1. Lessor hereby leases and lets unto Lessee that certain tract or parcel of land, with all buildings, structures, improvements and equipment thereon, situated in the City of Greenville, County of Greenville, and State of South Carolina, described as follows:

Being all of Lot #4 beginning, and fronting on Buncombe Road at corner of Lot #3 and running thence with said Lot S. 21-20 E 70 feet to the corner of Hudson Street, thence N. 59 1/4 E. 100 feet along Hudson Street to a point, thence parallel Williams Street N. 21-20 W 70 feet to the corner of said Lot #3, thence with line of Lot #3 S 59 1/4 west 100 feet to the beginning corner.



together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

2. To have and to hold the same unto the Lessee for a period of Five ( 5 ) years commencing on the First ( 1st ) day of June, 1953, and ending on the Thirty-first ( 31st ) day of May, 1958, hereinafter referred to as the original term.

Lessee is hereby granted the option of extending this lease for an additional period of Five ( 5 ) years commencing on the First ( 1st ) day of June, 1958, and ending on the Thirty-first ( 31st ) day of May, 1963, under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the original term.

~~Lessee is hereby granted the further option of extending this lease for an additional period of ( ) years commencing on the ( ) day of ( ) 19 ( ) and ending on the ( ) day of ( ) 19 ( ) under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the first extended term.~~

3. Lessee agrees to pay as rent for said premises: The sum of Sixty (\$60.00) Dollars per month and in addition thereto the sum of One (1¢) cent per gallon on each gallon of Lessee's motor fuel delivered to the leased premises in excess of Six Thousand (6,000) gallons during each calendar month of subject period. The fixed rental of \$60.00 shall be payable on or before the 15th day of each calendar month and the gallonage rental is payable on or before the 15th day of each calendar month based on all of Lessee's motor fuel delivered to the leased premises during the preceding calendar month in excess of the monthly quantity above specified.

Rental may be paid by check or draft of Lessee, mailed or delivered to Lessor on or before the due date.

4. Lessor agrees, during the term of this lease or any extension hereof, to maintain and keep the buildings, improvements and equipment hereby leased in constant good condition and repair, and to perform any necessary work of maintenance and repair, at such times and in such manner as not unreasonably or unnecessarily to interfere with the Lessee's use and occupancy of said premises. If the Lessor, after written demand by the Lessee so to do, shall fail or refuse to make any necessary repairs, the Lessee shall have the right, at its option, either (1) to make such repairs and to charge the expense thereof to Lessor which expense the Lessor agrees to pay on demand, and until paid by Lessor, the Lessee shall have the right to deduct such expense from rent thereafter payable by the Lessee hereunder; or (2) to cancel and terminate this lease by giving written notice thereof to the Lessor. The Lessor, however, shall not be required to repair any damage done or waste committed upon said premises by the Lessee, but the Lessee shall repair or restore any and all damage or waste caused by Lessee.

For Release of Enclosed See Deed Book 730 Page 96

N.C.P.